

COMM AT SE COR LOT 1, GATEWAY  
 CENTER SOUTH UNIT 1, RUN N 65  
 DG E 60 FT TO W R/W I-75, SE

TLC PROPERTIES INC  
 2065 NW 57TH ST  
 OCALA, FL 34475

**2026**

02-4S-16-02713-999  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																																																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																			
																	<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 3,087 <b>TOTAL MARKET VALUE</b> 3,087 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 3,087 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 3,087 <b>TOTAL JUST VALUE</b> 3,087 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 3,087																																																				
DOR CODE 1000 VACANT COMMERCIAL																	<b>PERMIT NUM</b> 3869 <b>DESCRIPTION</b> COMMERCIAL <b>AMT</b> 200 <b>ISSUED</b> 08/17/2006																																																				
MAP NUM																	<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1225/2004</td> <td>12/02/2011</td> <td>WD U</td> <td>U</td> <td>V</td> <td>35</td> <td>115,400</td> </tr> </tbody> </table> GRANTOR: UNITED OUTDOOR MEDIA GRANTEE: TLC PROPERTIES INC 1088/1040 7/27/2006 WD Q V 03 77,000 GRANTOR: DANIEL CRAPPS & RICHA GRANTEE: UNITED OUTDOOR MEDI				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1225/2004	12/02/2011	WD U	U	V	35	115,400																																			
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NEIGHBORHOOD/LOC 2416.00 1.00/																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
TOTALS						732 SW FLORIDA GATEWAY DR, LAKE CITY																																																															
EXTRA FEATURES																																																																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																						
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REVIEW DATE 08/25/2023 BY JB																	Total Acres: 0.07				Total Land Value: 3,087				Market: 0				Agricultural: 0				Common: 3,087				PRINTED 10/02/2025 BY SYS																																